

City Council
Atlanta, Georgia

00-0-1447

AN ORDINANCE
BY: ZONING COMMITTEE

U-00-28
8-14-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-06.005(1)(b) of the Zoning Ordinance of the City of Atlanta a Special Use Permit for a **Day Care Center** is hereby approved. Said use is granted to **Cleveland Brownlee** and is to be located at **2321 Macon Drive, S.W.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **70** of the **14th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for U-00-28

1. Development of the subject property shall occur according to the site plan that is titled "Brite Futures Site Plan", was prepared by Alexander and Associates, is undated, and was stamped as "RECEIVED" by the Bureau of Planning on November 21, 2000.
2. Appropriate signage and pavement striping shall be installed and maintained to identify the entrance and exit driveways, and to direct the internal driveway vehicle flow in an acceptable manner, subject to approval of the Transportation Services office.
3. Appropriate landscaped buffering shall be installed to shield the view of the front parking lot from Macon Drive, subject to approval of the Bureau of Planning.
4. Fencing shall be installed near the northern and southern property lines, from the street to the rear of the play area.
5. No construction shall occur to the west of the 500-Year Flood Line or the creek branch.
6. Maintenance of the four existing large oak trees in the front yard shall occur.
7. Removal of trees and preparation of a tree planting plan shall occur in compliance with the City Arborist's specifications.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA BEING LOT 2 OF THE BROWNLEE SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF MACON DRIVE 932.4 FEET FROM THE INTERSECTION OF MACON DRIVE AND MEADOWPARK DRIVE; FROM SAID POINT OF BEGINNING; RUNNING THENCE SOUTH 49 DEGREES 09 MINUTES 31 SECONDS WEST, 779.81 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 58 DEGREES 09 MINUTES 27 SECONDS WEST, 95.00 FEET TO AN IRON PIN SET; RUNNING THENCE ALONG THE PROPERTY NOW OR FORMERLY OWNED BY CHARLES H. BRIDGES NORTH 39 DEGREES 01 MINUTE 59 SECONDS EAST, 599.99 FEET TO AN IRON PIN; RUNNING THENCE NORTH 54 DEGREES 10 MINUTES 04 SECONDS EAST, 322.47 FEET TO AN IRON PIN FOUND ON THE SOUTHWESTERLY SIDE OF MACON DRIVE; RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF MACON DRIVE, 99.80 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING, AS PER SURVEY PREPARED BY ALEXANDER & ASSOCIATES, DATED AUGUST 10, 1998.

